

48-344

RK 7699PG102

NO TRANSFER
TAX PAID

WARRANTY DEED

038778

We, **ANTONIO PEREIRA** and **MARIA PEREIRA**, husband and wife of Cambridge, in the Commonwealth of Massachusetts

grant to **BOURQUE-LANIGAN POST #5, THE AMERICAN LEGION**, a Maine corporation doing business in Waterville, County of Kennebec and State of Maine whose mailing address is: 21 College Avenue, Waterville, in the County of Kennebec and State of Maine

with **WARRANTY COVENANTS**:

A certain lot or parcel of land situated easterly of College Avenue, in **WATERVILLE**, County of Kennebec and State of Maine and being more particularly described as follows to wit:

Beginning at a point south eighty-one degrees forty-seven minutes east (S 81° 47' E) and seventy-one and four tenths (71.4) feet from a granite monument marking the easterly line of said College Avenue, the northwest corner of land now or formerly owned by said Gerald and Bethany Vigue and the southwest corner of said American Legion; Thence south eighty-one degrees forty-seven minutes east (S 81° 47' E) along the northerly line of said Grantors and the southerly line of the Grantees for one hundred eighty-six and two tenths (186.2) feet to a point and land to be retained by the Grantors; Thence south seventeen degrees ten minutes west (S 17° 10' W) along land to be retained by the Grantors for seven and nine tenths (7.9) feet to a point; Thence north eighty-three degrees six minutes west (N 83° 6' W) and continuing along land to be retained by the Grantors for twenty-nine and two tenths (29.2) feet to a point; Thence north eighty degrees fifty-five minutes west (N 80° 55' W) and continuing along land to be retained by the Grantors for thirty-five and four tenths (35.4) feet to a point; Thence north eighty degrees ten minutes west (N 80° 10' W) and continuing along land to be retained by the Grantors for forty-one and three tenths (41.3) feet to a point; Thence north seventy-six degrees fifty-seven minutes west (N 76° 57' W) and continuing along land to be retained by the Grantors for seventy-six and five tenths (76.5) feet to a point; Thence north seventy-five degrees fifty-one minutes west (N 75° 51' W) and continuing along land to be retained by the Grantors for two and nine tenths (2.9) feet more or less to the point of beginning. Bearings referred to are from grid north oriented to the Maine State Plane Coordinate System.

Meaning and intending to describe a parcel of land containing one thousand one hundred four (1104+_) square feet more or less.

Subject, however, to an easement to CMP Co. dated January 21, 1981 and recorded in said Registry Book 2365 Page 291.

Grantor's Initials AP
Grantee's Initials LM

Grantor's Initials MP

3 Waverly M. Butler
3000+ sq. ft. 21 51 2 W. AUG 81

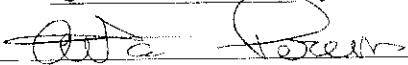

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Meaning and intending to describe a parcel of land containing one thousand three hundred three (1303+) square feet more or less. The purpose of this conveyance is to establish a boundary line free of encroachments which existed before the exchange of deeds between the above parties. See attached Exhibit Q.

Meaning and intending to convey a portion of the same premises described in a warranty deed from Gerald E. Vigue and Bethany E. Vigue to Antonio Pereira and Maria Pereira dated October 7, 2003 to be recorded in the Kennebec Registry of Deeds.

WITNESS our hands and seals this SEVENTH day of October, 2003.

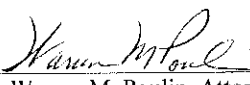
	
Witness	ANTONIO PEREIRA
	
Witness	MARIA PEREIRA

STATE OF MAINE, Kennebec, ss.

October 7, 2003

Then personally appeared the above named **ANTONIO PEREIRA** and **MARIA PEREIRA** and acknowledged the foregoing instrument to be their free act and deed.

Before me,


Warren M. Poulin, Attorney at Law and
Notary Public (Print Name)



Grantor's Initials _____

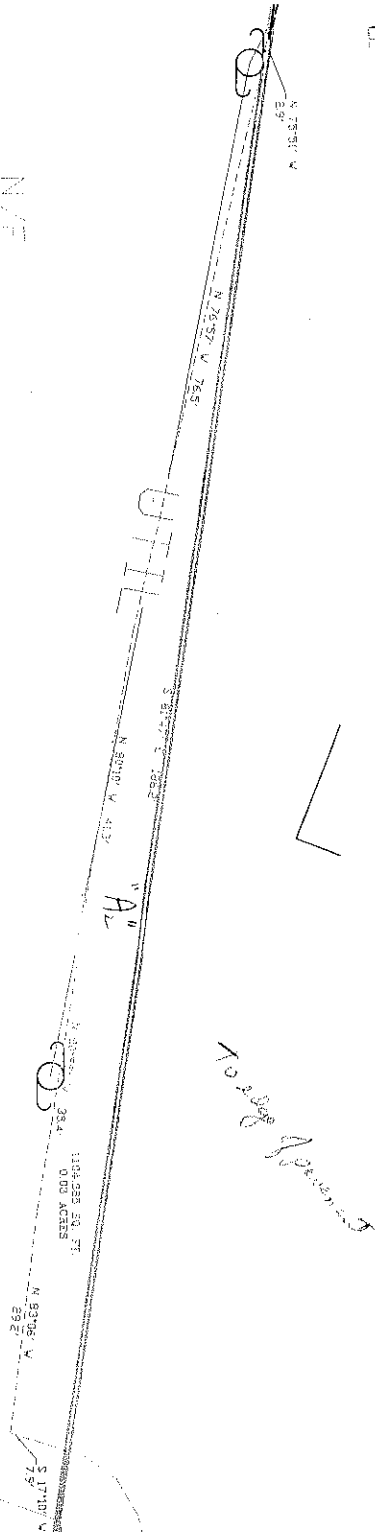
Grantor's Initials _____

Grantee's Initials Lpm

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N/F
THANY AND GERALD MOUE
ROOM 5202 PAGE 200



To be of use

RECEIVED KENNEBEC SS.
2003 OCT 23 AM 9:00

ATTEST: *[Signature]*
COUNTY CLERK

EXHIBIT 2